

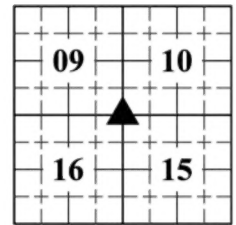
GREENE COUNTY CORNER PERPETUATION RECORD

Corner ID: Center_J13

Section Corner

Sections 09, 10, 15 & 16- T07N-R03W, 2nd P.M.

Center Township, Greene County, Indiana



PERPETUATION RECORD

MONUMENT: Describe monument set or found (Include material type, scribing, distance above/below grade, dimensions.)

A 16" dbh shag-bark hickory with barbed wire fence to the west and south was accepted as the Section Corner. A Greene County Survey Marker sign was nailed 5.5 feet above grade on the southwest side of the tree.

OTHER EVIDENCE: Describe corner location relative to nearby features and how to reach the corner location – note fences, roads, timber cutting lines, mow lines, clearings, plantings, streams, topo changes, etc.

From the northwest corner of the parcel at 1791 N Bruce Drive, walk west along the fence for approximately 491 feet, then walk north along the fence for approximately 885 feet to the corner.

GEODETIC COORDINATES: (OSM #5100)

Northing: 337156.59, Easting: 890417.56

Datum: InGCS Greene Zone, US Survey Feet

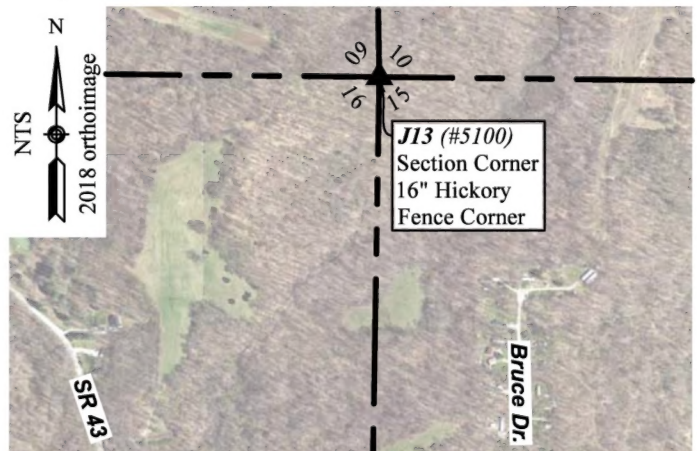
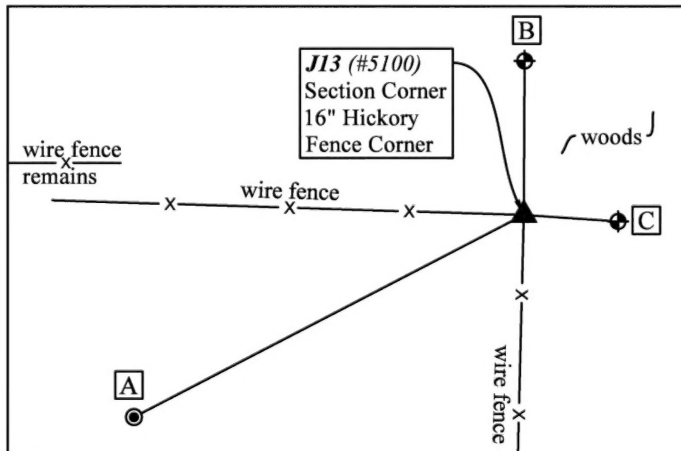
Northing: 1385165.15, Easting: 3051029.02

Datum: NAD83(2011) IN West Zone, US Survey Feet

WITNESS MONUMENT TIES: Describe at least three witness objects.

ID	Bearing	Distance	Description
A	S 62°36'53" W	44.03'	1" i.d. iron pipe found 1" above grade per Dorman's 1970 witness trees
B	N 0°21'21" E	15.43'	5/8" x 24" long rebar with pink plastic cap stamped "OSER SURVEY CONTROL POINT" set 1" above grade
C	S 86°04'03" E	9.49'	5/8" x 24" long rebar with pink plastic cap stamped "OSER SURVEY CONTROL POINT" set 1" above grade

MONUMENT LOCATION SKETCH: Attach a sketch or aerial image.



CORNER REPORT

THEORY OF LOCATION: Describe the theory of location for acceptance of this monument.

A 16" shag-bark hickory with fence to the west and south was accepted as the section corner. In 1989, Stephen Ramsey accepted the fence corner as the section corner on a survey of the property to the southwest. In 2013, Jess Gwinn accepted an east/west fence as the south line of the southeast quarter of Section 9, but his survey did not extend as far east as the section corner. The fence line heading south is made up of both very old and newer wire and it runs through huge trees. The fence line heading west is made of newer wire. Old wire fence remains were observed as much as 3 feet north of the current east/west fence. There is a very distinct tree line of large trees heading north from the corner. No evidence of possession was observed heading east. The hickory tree fence corner is also depicted on a 1970 survey by Henry Dorman, and while Dorman did not accept the tree as the corner, it does show that the fence has cornered at the tree for over 50 years.

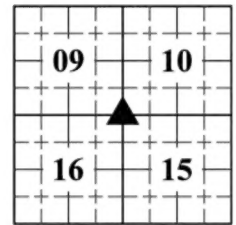
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In 1880, Greene County Surveyor Francis M. Parker set a stone at this corner at the same course and distance as he measured between the marked stone at the Southeast corner of Section 10 (J17) and the stone set by P. Burr at the 1/4 corner common to Sections 10 and 15 (J15) with all parties agreeing.

Based on found stones at J15 and J17, we calculated that Parker's stone should be N 56°49'39" W 14.13 feet from the 16" hickory fence corner. An iron pipe is depicted at this corner on Lee Utt's extensive 1982 survey of Lawrence Hollow, and it appears that Utt employed the same method as Parker, because the calculated position of Utt's pipe is within 0.3 feet of the calculated position of Parker's stone.

We searched extensively for Utt's pipe, Parker's stone, and the stone witness to Parker's stone, but found no trace of any of these monuments or their accessories. We also searched for a stone set by Parker at the West 1/16 corner common to Sections 10 & 15 (J14) to no avail.

In 1970, Henry Dorman set an iron pipe at this corner based on equal proportionate measurements between a marked stone found at the South 1/16 corner common to Sections 9 and 10 (H13) and the 1/4 corner common to Sections 21 and 22 (P13). Dorman's pipe was found 44 feet southwest of the 16" hickory fence corner, which was shown on Dorman's survey as a 12" hickory fence corner. Dorman's pipe is 39 feet southwest of the calculated position of Parker's stone. We found no record of any survey accepting Dorman's pipe, nor did we find any evidence of reliance on the monument by landowners in the immediate vicinity.

Of the three distinct locations used in the past for this corner (Dorman's pipe, Utt's pipe/Parker's stone, and the hickory tree fence corner), the tree appears to be the only location that has been continuously accepted, and as such we accepted it as the corner by common report.

EXISTING SURVEY HISTORY: Include as much detail and history of the corner as known at the time of perpetuation.

ORIGINAL GOVERNMENT SURVEY:

Year Surveyed: 1812 By: Arthur Henrie

Where filed or recorded: F_EV03P373

Original monument: Wood post

Bearing Trees or Witness Ties:	Bearing	Distance
4" mulberry	N48°E	6.6'
4" sassafras	S42°E	10.6'

SUBSEQUENT CORNER RESTORATION:

Date Surveyed: 3/22/1880 By: Francis M. Parker, GCS

Where filed or recorded: Legal Survey Book 3, page 80

Monument: stone cor. Sec. 9, 10, 15, 16

Bearing Trees or Witness Ties:	Bearing	Distance
12" white ash	N48.5°E	13.2'
Stone (+)	N34°W	10.6'

Notes: stone pebbles under stone

SUBSEQUENT CORNER RESTORATION:

Date Surveyed: 09/24/1970 By: Henry Dorman

Where filed or recorded: MI039-489

Monument: Set iron pipe (*found 2022*)

Bearing Trees or Witness Ties:	Bearing	Dist.
10" hickory (<i>found 2022</i>)	NW	30.4'
8" hickory (<i>found 2022</i>)	NE	49.0'
12" hickory fence corner post (<i>found 2022</i>)	NE	44.5'
10" black oak (<i>not found 2022</i>)	SE	32.6'
10" black oak (<i>not found 2022</i>)	SSE	65.0'

OTHER SURVEY HISTORY: Include details such as surveyor name, date, recording info, monument description, etc.

Date	Surveyor	Description	File Location
5/12/1843	Brown, J.C.	Legal Survey in Section 16 (<i>Found corner</i>)	LSB 1, pg 149

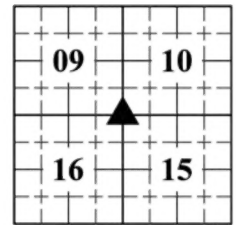
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10/25/1854	Burr, P	Legal Survey in Section 15 for Birch (<i>Found corner</i>)	LSB 3, pg 21
3/22/1880	Parker, Francis M	Legal Survey in Section 10 (<i>Set stone on the same course and distance as J17 to J15, all parties agreeing</i>)	LSB 2, pg 80
9/24/1970	Dorman, Henry J.	Survey of W. Line Sections 10, 15, 22 (<i>set iron pipe</i>)	MI039-489
12/21/1982	Utt, Lee	Plat for Bales-Rhoades in Section 15 (<i>iron pipe</i>)	PL2-099
12/14/1989	Ramsey, Stephen	Survey of 76.23 acres in Sections 15 & 16 (<i>accepted tree corner</i>)	1991-4615
05/30/2013	Gwinn, Jess A.	Dodrill Boundary Survey in Section 9 (<i>accepted fence</i>)	2013-4471

UNCERTAINTIES IN THE CORNER LOCATION DUE TO:

- Variances in the Monumentation: 44 feet
- Discrepancies in the Documents: 14 feet
- Inconsistencies in the lines of Occupation: None noted.
- Theoretical Uncertainty (Random Errors in Measurement): The Relative Positional Accuracy of this survey is within the specifications for an Indiana Rural Survey (0.26 feet plus 200 ppm) as defined in IAC 865.

PHOTO IDENTIFIED: Photograph close up photo of monument and a vicinity photo of the monument.

Photo Date: 1/14/2022



Photo Orientation & Description: Looking NE at J13



Photo Orientation & Description: Looking SW at J13

FIELD PERSONNEL:

Field Date: 1/4/2022 and 1/14/2022 By: Rachel and Phillip Oser Project : Oser Surveying & Mapping LLC Job# 10226A
Corner Perpetuation Survey for Center Township Sections 14, 15, 22 & 23, Township 7 North, Range 3 West

Notes: This document is not complete without the associated plat and report of survey dated January 25, 2022.

BASIS OF GEODETIC COORDINATES: The basis of bearings is the Indiana Geospatial Coordinate System's (InGCS) "Greene" zone NAD 83 (2011) epoch 2010.00, NAVD 88, geoid18_conus.db3, reported in US Survey Feet and decimal parts thereof. The zone was developed to minimize the differences between ground measured horizontal distances and the corresponding grid coordinate (map) distances within the county. Coordinates are also reported in Grid North System NAD83(2011)/Indiana West NAVD 88, Epoch 2010.0000, geoid18_conus.db3, US Survey Feet.

Coordinates were established using a Javad GNSS System (Triumph LS rover and Triumph 3 base) and the InCORS Real-Time Network. Distances to witness ties were measured with a 100-foot steel tape. Bearings to witness ties were collected with the internal magnetic compass of the Javad Triumph LS and were automatically adjusted to InGCS Greene Zone Grid North. Bearings to witness ties are approximately shown hereon for reference. Priority should be given to provided distances over bearings.

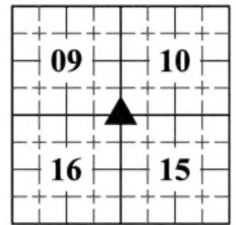
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CERTIFICATION:

Rachel Oser

Indiana Professional Surveyor 21100022

Oser Surveying & Mapping LLC

4632 E Rocky Road, Bloomfield, IN 47424

(812) 320-2694 • Rachel@OserSurveying.com

Date: 1/25/2022

